

## RESOLUTION NO. A-\_\_\_\_\_

## SPECIAL PERMIT NO. 05051

1 WHEREAS, Forum LEX Ltd. has submitted an application designated as  
2 Special Permit No. 05051 for authority to expand the existing permitted use of the former  
3 Kappa Sigma Fraternity House for law offices in the basement and first floor to include the  
4 whole building on property located at S. 12th and H Streets, and legally described to wit:

5 The east half of Lot 2 and all of Lot 1, Block 148, Original Plat,  
6 Lincoln, Lancaster County, Nebraska;

7 WHEREAS, the real property adjacent to the area included within the site plan  
8 for this expanded use of an historic landmark building will not be adversely affected; and

9 WHEREAS, said site plan together with the terms and conditions hereinafter  
10 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal Code  
11 to promote the public health, safety, and general welfare.

12 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
13 Lincoln, Nebraska:

14 That the application of Forum LEX Ltd., hereinafter referred to as "Permittee",  
15 to expand the existing permitted use of the former Kappa Sigma Fraternity House for law  
16 offices, on the property legally described above, be and the same is hereby granted under  
17 the provisions of Section 27.63.400 of the Lincoln Municipal Code upon condition that  
18 construction and operation of said use of an historic building be in strict compliance with  
19 said application, the site plan, and the following additional express terms, conditions, and  
20 requirements:

1                   1.     This permit approves the use of Kappa Sigma Fraternity House at  
2     1141 H Street for law offices.

3                   2.     Before receiving building permits:

4                   a.     The Permittee must submit a revised **final** plan demonstrating  
5                   that the parking lot meets design standards including 7 copies  
6                   and the plans are acceptable.

7                   b.     The construction plans must comply with the approved plans.

8                   c.     The landmark designation of 1141 H Street must be approved.

9                   3.     Before occupying the building all development and construction shall  
10    have been completed in compliance with the approved plans.

11                  4.     All privately-owned improvements shall be permanently maintained by  
12    the owner.

13                  5.     The site plan approved by this permit shall be the basis for all  
14    interpretations of setbacks, yards, locations of buildings, location of parking and circulation  
15    elements, and similar matters.

16                  6.     This resolution's terms, conditions, and requirements bind and obligate  
17    the Permittee, its successors and assigns.

18                  7.     The Permittee shall sign and return the letter of acceptance to the City  
19    Clerk within 30 days following the approval of the special permit, provided, however, said  
20    30-day period may be extended up to six months by administrative amendment. The clerk  
21    shall file a copy of the resolution approving the special permit and the letter of acceptance  
22    with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

23                  8.     The site plan as approved with this resolution voids and supersedes  
24    all previously approved site plans, however all resolutions approving previous permits

1 remain in force unless specifically amended by this resolution.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_\_ day of \_\_\_\_\_, 2005:

\_\_\_\_\_  
Mayor